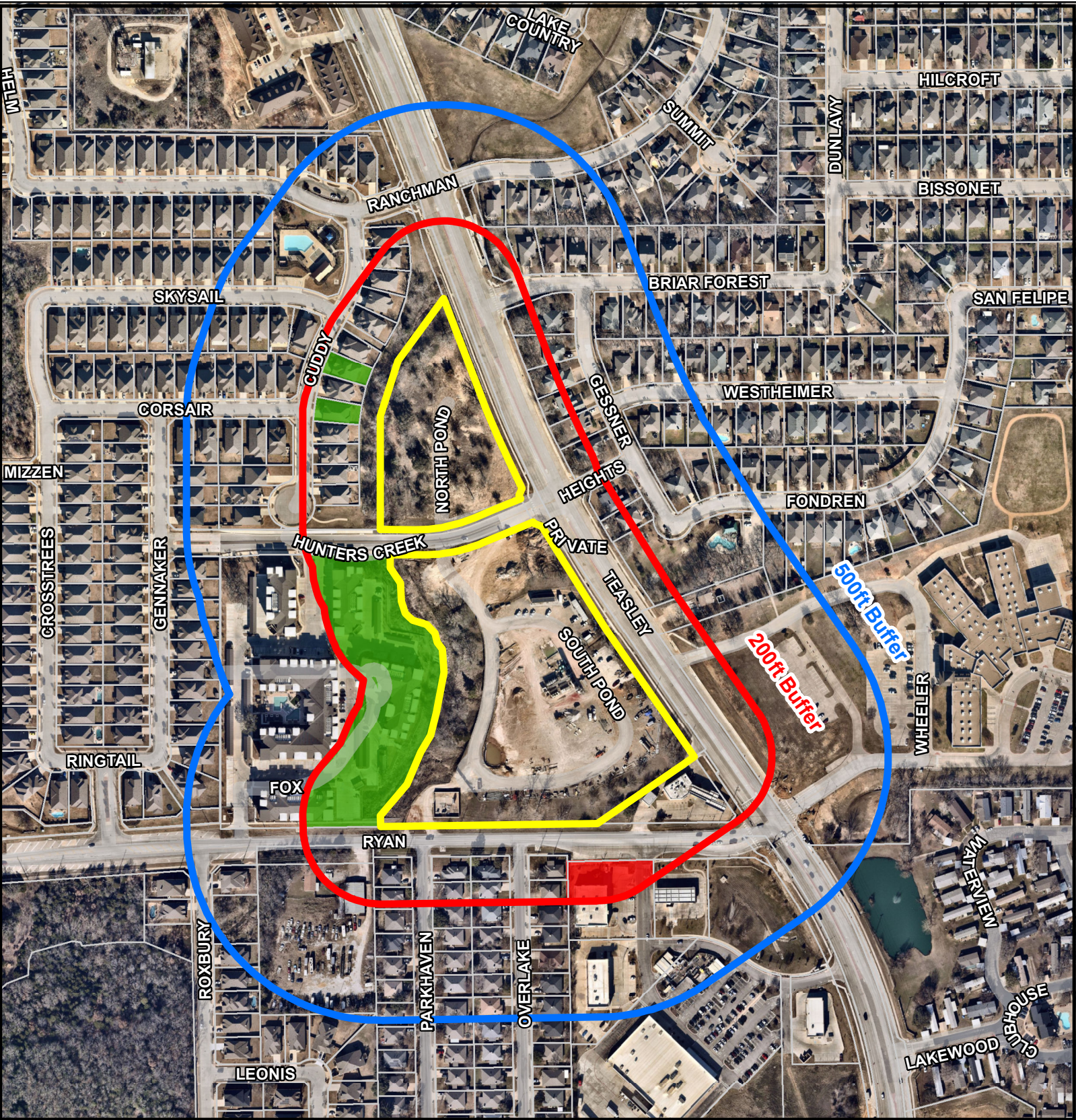



PD22-0010
Notification Response Map



| | | | |
|--|---------|---|----------|
|  | SITE |  | In Favor |
|  | Parcels |  | Neutral |
|  | Roads |  | Opposed |



City of DENTON
Development Services • GIS
Date: 3/1/2023

"This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Although every effort was made to ensure the accuracy of this data, no such guarantee is given or implied. Utilization of this map indicates the understanding that there is no guarantee to the accuracy of this data."

Development Services

401 N. Elm St., Denton, TX 76201 ☐ (940) 349-8541 [Address (Ex. 215
E. McKinney St., Denton, TX 76201)]



Notice of Public Hearing

Project Number PD22-0010

Denton West Joint Venture

Notice is hereby given to all interested persons that:

The Planning and Zoning Commission will hold a public hearing and consider making a recommendation to City Council regarding a request to rezone approximately 12.77 acres from a Planned Development - Mixed-Use Neighborhood (PD-MN) District to an Overlay Planned Development - Suburban Corridor (PD-SC) District. The 12.77-acre site is generally located at the northwest and southwest corners of Teasley Lane (F.M. 2181) and Hunter Creek Road in the City of Denton, Denton County, Texas.

Properties within 200 feet of the subject property must be notified of the request pursuant to the Texas Local Government Code. As an owner of property within 200 feet of this request, you are invited to make your views known by attending the public hearing, emailing the Department of Development Services, or returning this form with your comments prior to the date of the public hearing. If written opposition to the request exceeds 20 percent (acreage within 200 feet of the property), a three-fourths vote of City Council is required to approve the request. As a courtesy, the City of Denton also sends notification to all physical addresses within a 500-foot radius of the subject property.

You are invited, not required, to attend the public hearing. If you attend, you will be given an opportunity to speak for or against the change, or you may attend only to observe. Any citizen or group of citizens interested in attending is invited to do so. Applicants and their agents are expected to attend.



AGENT: Greg Johnson

PHONE: (940) 381-2220

Public Hearing:

Wednesday, 2/15/2023, 6:30 p.m.

City Hall, City Council Chambers

215 E. McKinney St.

Denton, TX 76201

The meeting is being held in person. For information on how to participate, visit www.cityofdenton.com/publicmeetings.

The recommendation of the Planning and Zoning Commission will be forwarded to the City Council for final action. The Planning and Zoning Commission may recommend, and City Council may approve, any zoning district which is equivalent to or more restrictive than that which is requested, and which is deemed consistent with Denton Plan 2040.

For more information, please contact Mia Hines at (940) 349-8583 or mia.hines@cityofdenton.com; or, on 2/10/2023, visit www.cityofdenton.com/public-meetings for the meeting agenda with staff's analysis and associated exhibits.

Response Form

Project Number: PD22-0010

Denton West Joint Venture

In order for your opinion to be counted, please complete and mail this form to:

City of Denton Development Services

Attn: Julie Wyatt, Project Manager

401 N. Elm St.

Denton, TX 76201

You may also email a copy to mia.hines@cityofdenton.com.

Project Number: PD22-0010

Please circle one:

☒ In favor of request ☐ Opposed to request

Comments:

I fully support this request as presented.

Signature: _____

Printed Name: _____

Street Address: _____

City, State and Zip Code: _____

Phone Number: _____

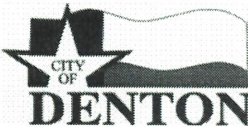
Email Address: _____

Physical Address of Property within 200 Feet: _____

Manager (Marksman Hunters Creek LLC)
DAVID Marks
2250 Hunters Creek, Denton, TX 76210
Denton TX 76210
(972) 740-5725
davidmarks@marksmanrealty.com
2250 Hunters Creek Rd

Development Services

401 N. Elm St., Denton, TX 76201 ☐ (940) 349-8541[Address (Ex. 215
E. McKinney St., Denton, TX 76201)]



Notice of Public Hearing

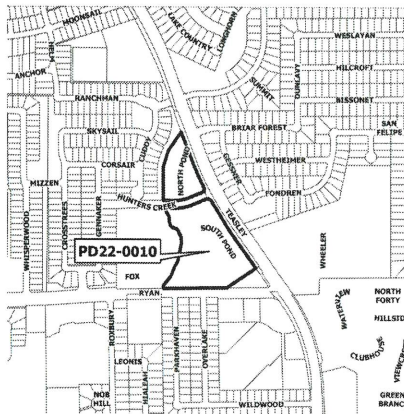
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Denton, TX 76201

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Project Number: PD22-0010

Please circle one:

☒ In favor of request

☐ Opposed to request

Comments:

Presentation by developer: Excellent Plan

Signature: Chris
Printed Name: Chris Kephart
Street Address: 3805 CUDDY DR
City, State and Zip Code: Denton, TX 76210
Phone Number: 972 742 1143
Email Address: Chris.Kephart @ dgpDallas.com
Physical Address of Property within 200 Feet: yes

ADA/EOE/ADEA

www.cityofdenton.com

TDD (800) 735-2989

Development Services

401 N. Elm St., Denton, TX 76201 ☐ (940) 349-8541 [Address (Ex. 215
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Notice of Public Hearing

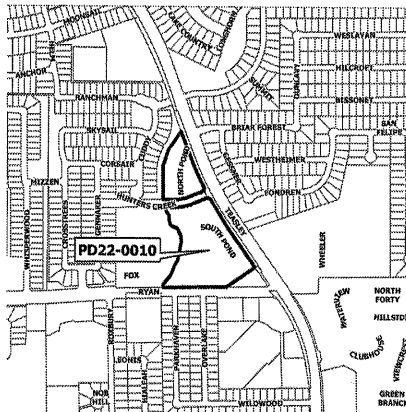
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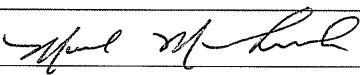
Please circle one:

☒ In favor of request

☐ Opposed to request

Comments:

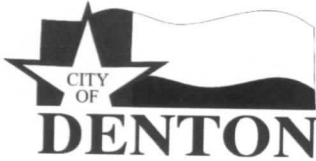
*PRESENTATION BY DEVELOPER ADDRESSED ALL CONCERNS.
PLEASED WITH EFFORTS AND RESTRICTIONS TO PROTECT HOMEOWNERS*

Signature: 
Printed Name: MARK MICHNAK
Street Address: 3813 CUPPY DR
City, State and Zip Code: DENTON TX 76210
Phone Number: 214 384 8440
Email Address: MMICHNAK@VERIZON.NET
Physical Address of Property within 200 Feet: 3813 CUPPY DR

ADA/EOE/ADEA

www.cityofdenton.com

TDD (800) 735-2989



Development Services

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Project Number: PD22-0010

Please circle one:

☐ In favor of request

☒ Opposed to request

Comments:

In my dealings/experiences with Greg Johnson they have all been negative. This zoning request feels like a request just to make his property more valuable. I can NOT support anything Greg Johnson or his company supports.

Signature:

Michael Doranski

Printed Name:

Michael Doranski

Street Address:

2000 Denison St Denton, TX 76201

City, State and Zip Code:

Denton, TX 76201

Phone Number:

940-395-1549

Email Address:

michael.inferno@yahoo.com

Physical Address of Property within 200 Feet:

3924 Teasley Ln Denton, TX 76201